

MALCOLM X ELEMENTARY SCHOOL

1351 Alabama Avenue, S.E., Washington, DC



INITIAL YEAR BUILT	1973
BUILDING AREA	110,800 SF
CURRENT PROGRAM CAPACITY	571
ENROLLMENT 2008	239
WARD	8
PROPOSED PROGRAM CAPACITY	400



Site Plan

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PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION	PK-5
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SQ. FT. (EXISTING)	110,800
SQ. FT. (ADDITION)	

TYPE	PROPOSED
Pre-School	2
Pre-Kindergarten	2
Kindergarten	3
1	3
2	3
3	2
4	2
5	2
Gym	
Bleachers	
Locker Rooms	
Gym-Cafeteria	
Cafetorium	
Gym-Cafetorium	
Gym-Auditorium	

TYPE	PROPOSED
Auditorium	
Multi-Purpose	1
Cafeteria	
Kitchen Services	1
Special Education	2
Media Center	1
Administrative/Health Suite	3
Computer Lab	1
OT/PT	1
Science Lab	
Art	1
Music	1
Teacher Workroom	2
Parent Resource	1

Proposed Planning Profiles

The inventory of spaces listed here is intended to outline the program of educational and support spaces necessary to support the proposed program capacity. Individual educational specifications and facility programs will be developed with the School Improvement and School Planning / Design teams at the time of project initiation.

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CONDITION ASSESSMENT



Building System	2008 Rating
ADA Compliance	Unsatisfactory
Conveying Systems	Poor
Electrical	Poor
Exterior Finish	Good
HVAC	Fair
Interior Finish	Fair
Plumbing	Unsatisfactory
Roof	Poor
Structure	Fair
Technology	Poor

Condition Assessment

The body of information summarized below is based on a detailed facility condition assessment completed in 2006 and updated by visual observations conducted in 2007. Improvement initiatives completed by OPEFM in 2007 and 2008 are noted in red text in each section. An overall summary of work completed under various OPEFM programs is provided at the end of the condition assessment.

Condition Scorecard

These ratings reflect the overall condition and level of replacement need for an entire system, in adherence with the **Facility Condition Index (FCI) System**, categorizing systems as "Good" (FCI < .25), "Fair" (FCI 0.25 – 0.50), "Poor" (FCI 0.51 – 0.85), or "Unsatisfactory" (FCI > .86).

Comments:

1 Conveying System	The elevator is original with the building and is in poor condition.
2 Electrical	Electrical switchgear is old and in need of major repair. Light fixtures throughout have exceeded their life expectancy and need to be replaced. 2007: Lighting ballast replacement.
3 Exterior Finish	Exterior finishes are in good condition.
4 Structure	Structure appears sound and in fair to good condition. Minor cracking in concrete framing is typical for the age and can be addressed with routine building maintenance.
5 HVAC	HVAC systems have recently been updated and are in good working order. 2008: Repairs to boiler(s) and Classroom heating units completed. Installed window a/c units. Phase 1 of the Heating Blitz scope of work has been completed (boiler repair), Phase 2 of the Heating Blitz scope of work has also been completed.
6 Interior Finish	Interior finishes are in poor condition and in need of updating. Water damage and stains are apparent in ceiling tiles. Vinyl tile floors are beginning to wear and come loose. 2007: Partition repairs, painting, door, frame hardware repair and replacement.
7 Plumbing	Plumbing fixtures are outdated and in need of replacement. Drinking fountains are also old and should be replaced. None of the fixtures meet building code requirements for water use. Piping is original and likely in need of replacement, although no specific piping deficiencies were observed. 2007: Plumbing fixture and flush valve replacement, water coolers.
8 Roof	The roof has been recently replaced and is in fair condition. However, along the building expansion joint flashing and some locations along the parapet flashing there are severe water entry problems. Depending on the extent of the damage, large sections of the roof may need to be repaired or replaced.

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9 ADA Compliance	There are no provisions for ADA compliance. Conveying needs to be updated, fixtures and alarms need to be replaced.
10 Technology	The technology equipment is outdated. Numerous PCs were seen throughout. Expected upgrades include software, hardware, networking, and dedicated rooms to house equipment.
11 Grounds	The grounds are kept up and are in good condition.

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RECENT HISTORY OF MODERNIZATION

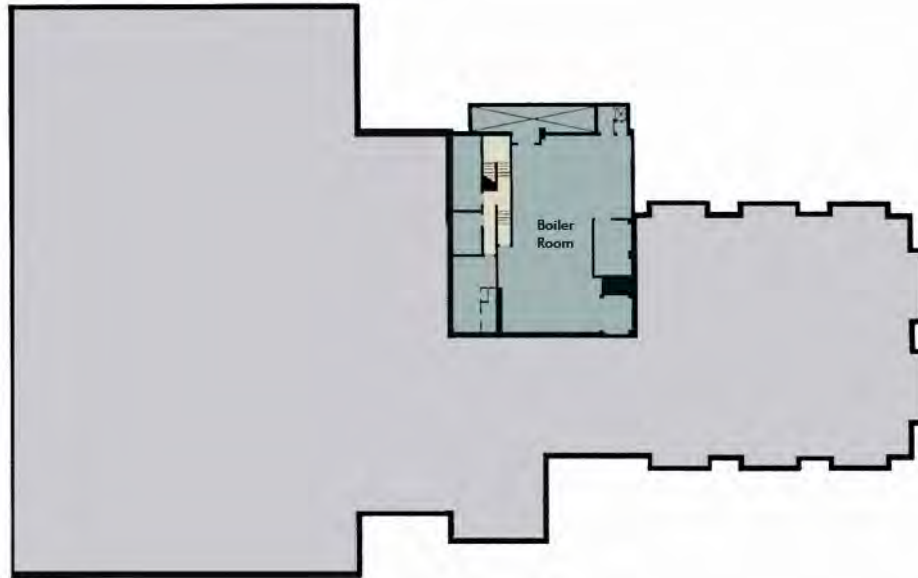
2007 TARGETED REPAIRS

✓	Interior Finishes - Door Replacements/Door Hardware Repair
✓	Interior Finishes - Drywall & Ceiling Repairs
✓	Interior Finishes - Select Carpet Replacements/Flooring Repairs
✓	Interior Finishes - Painting/Plastering
✓	Plumbing Repairs - Restrooms/Fixtures & Flush Valves; Water Fountains
✓	Electrical Repairs - Lighting & Power
✓	Mechanical Repairs - AHU & Boiler Repairs, HVAC Filter Replacement
✓	Exterior Work & Building Envelope - Lighting, Site Work, Playground, etc.
✓	Other Work Orders

◆ Planning
 ▼ Design
 ◆ Pre-Construction
 In Progress
 ✓ Completed

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Basement

- | | |
|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

Concept Plans

These floor plans represent planning concepts for proposed facility use, aligning the proposed program capacity, the proposed planning profiles, and the conceptual reconfiguration of the building. Each project is subject to a formal design process, incorporating input from the School Improvement team at the time of project initiation.

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First Floor

Administration/Health	Auditorium
Gymnasium/Cafeteria	Other
Classrooms	Media Center
Kindergarten	Computer Lab
Pre-K/Pre-School	OT/PT
Music/Art	Special Education
Science Lab	Unassigned
Lobby	Elevator Addition

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Second Floor

- | | |
|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

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Third Floor

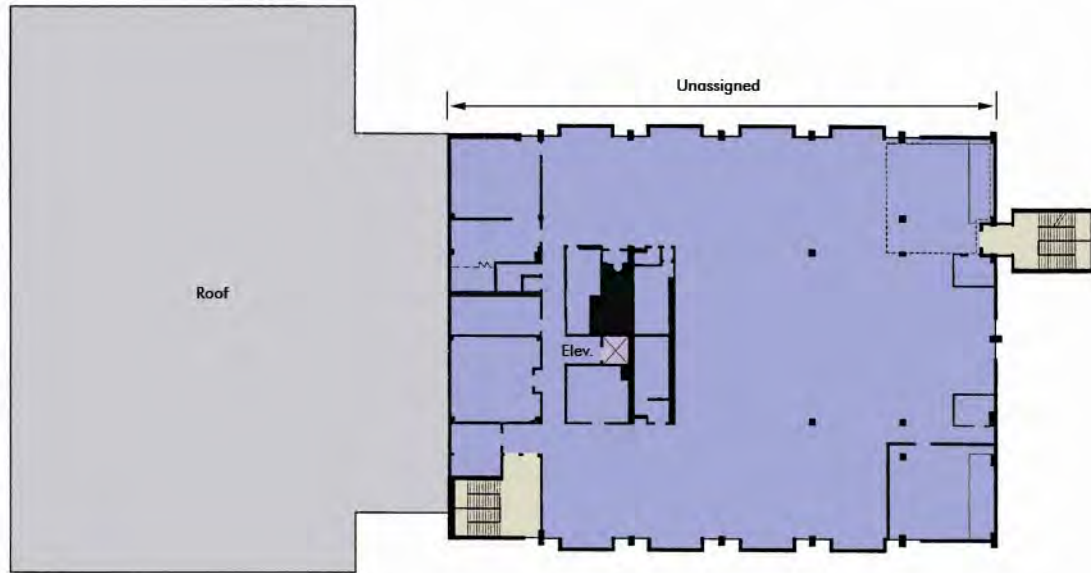
- | | |
|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
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Fourth Floor

- | | |
|---|---|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

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